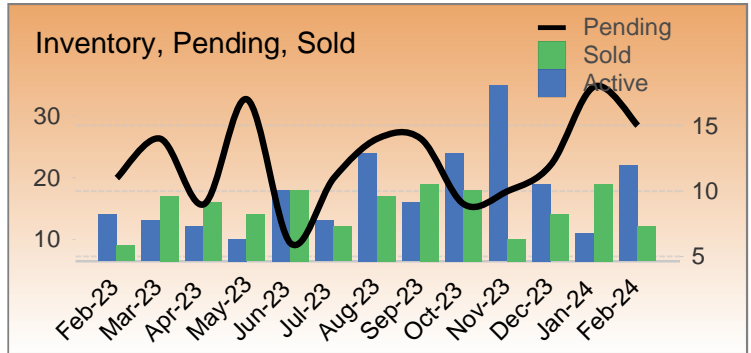
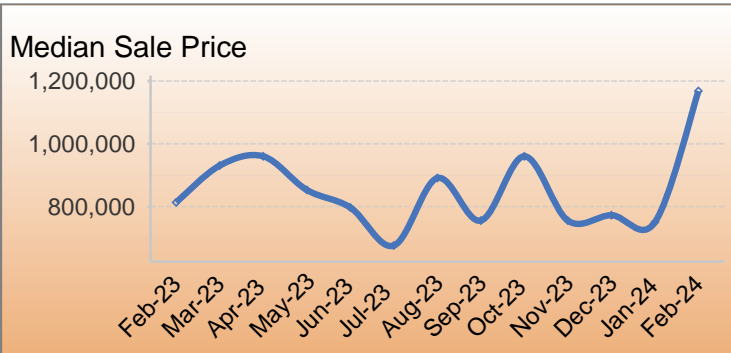


Market Activity Summary:

- Inventory: 22 units were listed for sale as of the last day of February - approximately 1.5 months of inventory.
- Sales Activity: 12 units were sold during February,
- Median Sales Price: \$1,167,500 during February
- Average price per sq.ft. in February was \$684
- Average Days-on-Market (DOM) is approximately 12 days
- Sold over Asking: On average, buyers paid 103% of list price in February



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Feb-24	22	15	12	1.5	\$1,047,991	\$1,167,500	\$1,081,166	12	\$683	\$684	103%
Jan-24	11	18	19	0.8	\$821,893	\$750,000	\$822,657	36	\$648	\$623	100%
Dec-23	19	12	14	1.4	\$905,452	\$772,500	\$890,183	21	\$650	\$632	99%
Nov-23	35	10	10	2.3	\$836,363	\$755,000	\$833,300	13	\$631	\$679	100%
Oct-23	24	9	18	1.4	\$928,527	\$960,000	\$953,972	14	\$639	\$697	103%
Sep-23	16	14	19	1.1	\$906,530	\$755,000	\$906,602	21	\$653	\$672	101%
Aug-23	24	14	17	1.5	\$970,846	\$890,000	\$967,625	14	\$645	\$661	100%
Jul-23	13	11	12	1.0	\$692,745	\$675,000	\$714,258	11	\$649	\$673	103%
Jun-23	18	6	18	1.2	\$864,580	\$797,000	\$904,771	12	\$667	\$654	104%
May-23	10	17	14	0.6	\$904,639	\$852,500	\$934,464	11	\$646	\$628	103%
Apr-23	12	9	16	1.0	\$937,665	\$959,500	\$949,021	8	\$629	\$616	101%
Mar-23	13	14	17	1.4	\$812,673	\$930,000	\$811,594	24	\$670	\$617	100%
Feb-23	14	11	9	2.5	\$868,887	\$812,500	\$857,387	45	\$657	\$620	99%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Feb-24	12	33.3%	\$1,036,824	-7.37%	\$1,167,500	43.7%	\$1,081,166	26.1%	12	-73.3%	103%
Feb-23	9	-60.9%	\$1,119,269	28.5%	\$812,500	1.56%	\$857,387	2.4%	45	221%	99%
Feb-22	23	-14.8%	\$870,990	28.9%	\$800,000	31.7%	\$837,326	24.8%	14	16.7%	107%

Sales Activity and Price Trends

Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold
<500K	0	2	3	13	10
\$500-599K	4	3	4	11	6
\$600-699K	6	2	5	9	5
\$700-799K	4	1	3	2	2
\$800-899K	1	2	5	1	12
\$900-999K	3	0	0	8	8
\$1-1.299M	8	2	4	6	0
\$1.3-1.699M	5	1	9	0	0
\$1.7-1.999M	0	0	0	0	0
\$2-2.999M	0	0	0	0	0
>3M	0	0	0	0	0
Total	31	13	33	50	43

Presented by: